

NASHUA HISTORIC DISTRICT COMMISSION

Monday, May 15, 2017 6:30 p.m. – Room 208, City Hall

Members:

Robert Sampson, Chair
Ald. David Schoneman
Robert Vorbach
Steve Edington
Ed Weber
Chris Barrett

Also present:

Carter Falk, Deputy Planning Manager/Zoning

MINUTES:

February 27, 2017
March 27, 2017
April 24, 2017

MOTION by Mr. Weber to approve all three sets of minutes as presented, waive the reading, and place the minutes in the file.

SECONDED by Mr. Barrett.

MOTION CARRIED UNANIMOUSLY.

NEW BUSINESS:

Margaret Connelly, Owner, Peddlers Daughter

- 1. Toureen Realty, LLC (Owner) The Peddler's Daughter (Applicant) 48 Main Street (Sheet 43 Lot 66) requesting approval to erect an awning on the front elevation with three business logo's. D1/MU Zone, Ward 3.**

Mrs. Connelly showed a photo of the front of the business, and there were some tables with umbrellas, but they all advertise their company on them, and wind does some damage, so the restaurant would like a retractable awning. She said it would roll in and out.

Mr. Weber asked if the umbrellas would be gone.

Mrs. Connelly said that they would be gone.

Mr. Sampson said that there are still a number of questions from Planning staff about the request.

Mr. Falk said that there are some issues that are not the Historic District Commission's issues, they would go to the Zoning Board of Adjustment, as they're not necessarily architectural or aesthetic issues. He said that the issues are dimensional issues, which will have to be addressed by the Zoning Board, such as the number of signs, the clearance from the sidewalk to the bottom of the awning, which has to be a minimum of 8 feet, and for three additional wall signs, as the Code allows a total of three, and four exist, and the height of the awning. He said that they will have to coordinate with the Street Department of DPW, as the awning would be in the City right-of-way. He said that they most likely will have to apply for an encumbrance permit.

Ald. Schoneman asked what the sequence of events would be.

Mr. Falk said the Historic District Commission would be first, then DPW, and then the Zoning Board.

Mr. Sampson said that the awning would be rolled up in the wintertime, and therefore, the logos would not be seen, and asked if that would have any impact.

Mr. Falk said there would still be six or seven months out of the year that they would be visible, there's really not a way to have these signs on the awning and not count them as permanent signs. He said that the Zoning Board is absolutely going to want to hear the HDC's comments before they render any decision.

Ald. Schoneman asked if they envision when the awning would be up in the evening, overnight.

Mrs. Connelly said it wouldn't be up overnight, it would be rolled up at the end of each night's business, it would only generally be out during service hours, but maybe not if it's raining out.

Mr. Barrett asked if there would be any signage on the ends of the awning.

Mrs. Connelly said that there would not be.

Mr. Barrett asked if there would be any poles holding it up when it's extended.

Mrs. Connelly said that there would not be any poles, it's just a roll-up awning, either a crank roll-up, or it may be a remote control.

Mr. Vorbach said in looking at the front elevation, and above the front door are transoms, and there is a cornice detail, and the picture seems to bury that cornice detail, he suggested that they dropping the awning just underneath that cornice, relative to the height, and that may take it below 72 inches, which is somewhat overwhelming as far as the size of this, he said it's a matter of scale and detail, and don't hide an important feature of the elevation, keep it tucked in underneath that cornice if possible.

**** At this point, the recorded audio stopped working****

The Commissioners asked about the size of the three logos on the awning, it was determined that they are 51 inches tall, by 45 inches wide, and the awning is a total of 96 inches long, from the top slanted part to the bottom.

The Commissioners discussed the size of the logos, and after a brief discussion, believed that they are too large.

SPEAKING IN FAVOR:

David Manganello, Riverside Barbeque, 53-59 Main Street, Nashua, NH.

Mr. Manganello came to express his support for the awning, and believed it will look nice on the building.

The Commission stated that there are pictures in history books of Nashua that show that the building had awnings for quite some time many years ago, also, many of the existing buildings on Main Street have awnings.

SPEAKING IN OPPOSITION OR WITH QUESTIONS OR CONCERNS:

No one.

MOTION by Mr. Vorbach to approve the request with the following conditions:

1. That there will not be any support poles on the awning going down to the sidewalk.
2. That the three logos proposed on the awning shall not exceed one-third the length of the slanted portion of the awning, shown on the plans as 96 inches.

SECONDED by Mr. Weber.

MOTION CARRIED UNANIMOUSLY.

Expansion of the Historic District:

Ald. Schoneman said that he submitted the map and related information to Corporation Counsel about adding Greeley Park to the District.

Mr. Falk said that he reviewed the draft Legislation, and it will be at one of the upcoming Board of Alderman meetings.

ADJOURNMENT:

The meeting was adjourned at 7:14 p.m.

CF/cf